

Contract options ensure work gets done

Did you know that the Fort Sill Garrison Directorate of Public Works has a variety of construction contracting methods available to implement maintenance, repair and construction projects?

All federal construction is governed by the Federal Acquisition Regulation. The purpose of the regulation is to provide standardized and uniform policies and procedures for acquisition. Among its guiding principles is to have an acquisition system that:

- satisfies customer's needs in terms of cost, quality and timeliness;
- minimizes administrative operating costs;
- conducts business with integrity, fairness and openness; and
- fulfills other public policy objectives.

The regulation also includes socioeconomic requirements and certain items that must be purchased from United States firms only. This includes requirements for large organizations to use smaller and disadvantaged businesses as subcontractors.

able for DPW to implement construction include job order contract and task order contract, sometimes called multiple award task order contract.

Job order

Job order contract is a method for the government to get numerous, commonly encountered projects constructed quickly and easily through a multi-year contract with a single contractor. The process reduces levels of engineering, design and contracting required for each project. It reduces total project cost to the government. This process has a more than 25-year record of successful implementation within the Department of Defense.

A major element of the job order contract process is the use of a unit price book, which provides preset costs for specific construction tasks. The unit price book can cover nearly every construction, repair or maintenance task from installing carpeting in a single room to all of the components necessary to renovate a complete structure.

Job order contracts don't



Did you know?

By Col. Paul Hossenlopp
Fort Sill Garrison commander

define individual projects, but normally award a potential maximum dollar value of work over a year or several years.

For example, a contract may have an annual maximum of \$5 million or more but only a minimum guaranteed amount such as \$35,000.

To implement each project, the government and the contractor follow the same five steps:

- Conduct a joint scope meeting at the project site to review and discuss the work and the construction schedule;
- Prepare a detailed scope of work;
- Prepare a price proposal using unit prices from UPB, quantities and coefficient, and submits a proposed construction schedule, list of subcontractors

and other documents required by government;

- Government reviews price proposal to make sure the right tasks and quantities were used; and

- Upon satisfaction with price, schedule and subcontractors, the government may issue a work order for the project.

Task order

A task order is a multi-year contract award to several contractors for design, build or construction. Task order contracting is an acquisition tool that has grown substantially in popularity over the last decade and can cover a broad range of maintenance, repair and construction services.

To initiate this process, the government issues a request for proposals to interested parties. The government

RFP asks them to submit specific information concerning their qualifications including past and present performance, and technical ability. Depending on government requirements, a sample construction project may also be required. Award is made to multiple contractors, usually limited to five. Award may be made based on best value or low price technically acceptable.

After award of the TOC, the government will issue task orders for specific construction projects needed. The award of the task order is competitively determined among the contractors. For each individual task order, the DPW engineer prepares drawings, specifications and scope of work, and sends these documents to the contracting officer, who sends the TOC project proposal to all TOC contractors, after which a site visit is conducted. After the site visit, contractor questions are answered, the scope is revised and validated, and the TOC contractors submit price proposals to the contracting officer. Award of the

project is made based on price alone.

TOC contracts permit flexibility in both quantity and delivery scheduling of projects. Perhaps most significantly, task order contracts limit the government's obligation to the minimum quantity specified in the contract while maintaining its ability to respond quickly to unforeseen project requirements.

The TOC contract allows the government to assemble a group of well qualified contractors who have proven ability to perform required maintenance, repair or construction on major projects over an extended schedule. The process also allows the government to request proposals for design, build or construction alone using an abbreviated request for proposals and limited drawings and specifications. Like the JOC process, the TOC process reduces levels of engineering, design and contracting required for each project and reduces the cost to the government.

ADAM

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BCT commander should he or she be called upon to give a situational report. The training also includes all three divisions of rank in the Army with enlisted Soldiers serving as the primary operators of systems such as the tactical airspace integration

system, air and missile defense workstation and the forward area air defense engagement operation workstation. Warrant officers ensure the integrity and quality of tactical data coming into the brigade. They would also make sure all the operators can maintain the integrity of the data they are looking at and that they know how to operate the systems. Officers would be

fully integrated into the battle staff taking any airspace considerations outside the brigade's specific concept of operations and then integrating them together to satisfy various requirements.

As Capt. Darius Randolph prepares for his deployment to Afghanistan, he stepped away from his duties as an assignments officer at Human Resources Command at Fort Knox, Ky. He said the training and assignment will definitely make him a more effective air defense artillery officer.

"The ADAM/BAE cell is dynamic and it works, and I believe it's going to be around a while," he said.

For officers coming out of the Captains Career Course and moving on in the ADA career field, Randolph said the school is great because captains will no longer be expected to learn at their deployed location.

"The capstone project has been great because I am doing what I what will do in theater. Here, I'm leading a team of three to four Soldiers,

whereas in a deployed cell that may be 10-12 people, but regardless we will be providing BCT commanders the 360-degree situational awareness they need."

Stationed with Evelyn with the 4th Infantry BCT, Staff Sgt. Bryan Nagle said he's the first air traffic controller assigned to his unit. With 18 years experience in his career field, Nagle said a lot of the jargon and acronyms in the FA and ADA communities are new to him. However, as part of

a cell that teaches each other their duties, he brings a wealth of experience designing air corridors, managing control zones around air fields or deconflicting aircraft operating in close proximity.

"Coming here gave me a firsthand view of what we're going to be doing, and that's been great," said Nagle. "Now I can go into this deployment with a better understanding of the kinds of thing that commanders are going to look to me to provide."

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Blessed Thanksgiving

to all my good friends in Lawton/Ft. Sill and in loving memory of my late husband, Hero and friend gone to the Lord (November 17, 1992, age 59). Thanks to my good Dr. David Anderson and (nurse, Lisa) for TLC and compassion, including both pharmacies in Ft. Sill Community Hospital and local Sheridan Express, Darrell, Rusty and helpers, caring to make a difference. Thank you Charles in Barefoot Territory giving my (old car - Geo) special care for services without big costs. Thanks to my Home Care nurse, Lisa (Angel). Special thanks to my friend Connie in Dollar General Store (on Lee Blvd.). Only by the Grace of God and his divine intervention helped me to get thru our hot summer. Between August 14, 2007 (till now) my SC-08-838 vs Eidsness (me) was illegally served by A/C Services and some attorney in Legal Aid (I did not call)? came to my house and told me to pay \$333.33 dollars and owner of A/C would dismiss with prejudice on my small claim? No damages settled and no apology by Legal Aid mistake, by November 2, 2011. Send letter to me and \$74.76 I over paid by atty. mistake. God will judge.

Bible Thought

Therefore, brethren, stand fast, and hold the traditions which ye have been taught, whether by word, or by our epistle. II Thessalonians 2:15
Steadfast adherence to time-honored standards of decency would solve most of the social problems that distress us today.
Mrs. Margarete Eidsness

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